



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A GROUND FLOOR RETIREMENT FLAT SET IN THE HEART OF  
WAREHAM TOWN CENTRE WITH THE BENEFIT OF DIRECT GARDEN ACCESS  
TO THE PEACEFUL REAR LANDSCAPED GARDENS.  
NO FORWARD CHAIN**





# Hillyard Court, Mill Lane, Wareham BH20 4QX

## PRICE £110,000

### The Property:

Set on the ground floor of this block of apartments for the over 60's is this flat with direct garden access.

The property is accessed via secure communal door with access to the communal facilities & to this flat.

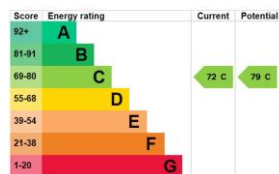
A secure front door leads through into the hallway which has the door entry phone system & a spacious airing/storage cupboard with shelving.

The spacious living room has a double glazed window with matching door out to the communal garden. There is a wall mounted electric heater & a hand pull cord for 24 hour emergencies.

The modern kitchen has a matching range of cupboards at base & eye level with drawers. There is a 2 ring ceramic hob set into the work surface with splash back tiling surrounding & oven below. A sink with side drainer is set into the work surface with space for an upright fridge/freezer.

The bedroom has a upvc double glazed window to the rear aspect overlooking the communal garden. A wall mounted electric heater & a hand pull cord for 24 hour emergencies. A feature of the room is a spacious concertina door wardrobe with hanging rails & shelving.

The bathroom has been converted to a shower room for convenience. There is a wc, a wash hand basin & double shower cubicle. The room is fully tiled & has an extractor fan, heated towel rail, a wall mounted heater & a hand pull cord for 24 hour emergencies.



The graph shows this property's current and potential energy rating.

### Measurements:

Living Room 15'6" (4.72m) x 10'7" (3.22m)  
Kitchen 7'5" (2.28m) x 5'3" (1.60m)  
Bedroom 12'2" (3.72m) x 8'11" (2.72m)  
Bathroom 6'8" (2.04m) x 5'7" (1.70m)

### Communal Areas:

Hillyard Court is set within well-tended communal grounds & has communal facilities including a laundry room, guest suite, residents lounge, communal car parking, lift to all floors & a house manager.

### Lease:

Lease & service charge details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

### Location:

Wareham is a picturesque market town set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm (3 inches). Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
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5 South Street,  
Wareham,  
Dorset, BH20 4LR  
[sales@purbeckproperty.co.uk](mailto:sales@purbeckproperty.co.uk)

Tel 01929 556660  
[www.purbeckproperty.co.uk](http://www.purbeckproperty.co.uk)

IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.